



# 1577 Boone Court Kelowna British Columbia

\$1,225,000

Enjoy the peaceful ambiance of this 10.15-acre retreat bordering crown land offering direct access to backcountry trails for skiing, snowshoeing and year-round outdoor adventures. The property is ideal for vegetable gardens with the raised beds and green house. This two-story home has an open plan with country kitchen granite counters, soaring ceilings, and a spacious walk-in pantry. Take in stunning sunsets from the expansive covered veranda or enjoy the peaceful surroundings from the upper deck off the primary suite. Recent updates include interior paint and flooring (2019), roof, eaves, and exterior paint (2022/23), plus an updated dishwasher (2021), new pressure tank (2024), and hot water tank (2019). The property includes a fully equipped greenhouse, two insulated outbuildings (ideal for storage or chicken coops), a dog run, an attached shed, and a workshop. A poured 18' x 30' slab is ready for a future shop, with electrical at the site. Services include fiber optic wifi and excellent producing well ensures an abundant water supply, multiple heat sources include a furnace, wood-burning stove, electric baseboard heaters, and heated bathroom floors. Located 30 minutes to UBCO; work from home with fibre-optic internet. Near the Black Mountain Golf Course, Big White Ski Resort, and Kelowna Nordic, this home is a perfect blend of privacy and outdoor adventure. Call today for your viewing and a list of included items--this is a turnkey opportunity (id:6769)

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|---|---------------------------|
| Storage 13'3" x 16'8"                       | Dining room 10'5" x 14'4" |
| Bedroom 13'3" x 16'8"                       | Workshop 10'5" x 18'9"    |
| Primary Bedroom 35'11" x 23'11"             | Family room 9'6" x 10'11" |
| 5pc Ensuite bath Measurements not available | Laundry room 5'1" x 7'8"  |
| 2pc Bathroom Measurements not available     | Pantry 7'1" x 8'4"        |
| 3pc Bathroom Measurements not available     | Kitchen 11'7" x 14'9"     |

Living room 18'6" x 15'3"

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